

Ref: H111

HOPES of Wigton

Auctioneers · Surveyors · Valuers · Land & Estate Agents

93 High Street, Wigton, Cumbria, CA7 9PG

Tel: 016973 44901 Fax: 016973 41049

E-mail: landagent@hopesofwigton.co.uk Web: www.hopesofwigton.co.uk

On Behalf of CT Hayton Ltd

Particulars of Sale of



Beckbottom, Westward, Wigton, Cumbria, CA7 8LY

Workshop/Agricultural Engineers Premises

Substantial steel portal framed building extending to about 2,700sqft (250m²) presently used as an agricultural engineers workshop together with Office Space and Storage Facilities, potential for alternative uses subject to gaining planning consent. The property has sizable parking facilities round it and can be easily accessed from the A595. The property lies approximately 2 miles due south east of Wigton and approximately 17 miles due west of Junction 41 of the M6

GUIDE PRICE - PLEASE CONTACT SELLING AGENTS

FOR SALE BY PRIVATE TREATY

Sole Agents:
Hopes Auction Company Limited
93 High Street
Wigton
Cumbria
CA7 9PG
Tel: 016973 44901
Fax: 016973 41049

Solicitors:
Milne Moser Solicitors
100 Highgate
Kendal
Cumbria
LA9 4HE
Tel: 01539 729786
Fax: 01539 723425

Particulars of Sale

Location

The property is situated at Beckbottom, Westward, Wigton as per the attached location plan.

Directions

From the west take the A595 from Cockermouth and proceed towards Wigton. After passing the Greenhill Hotel take the second turning to the right signposted Westward. Travel 0.1 miles before turning left and continue for a further 0.5 miles. The property is situated on the right hand side of the road.

From the north take the A595 from Carlisle to Thursby. At the Thursby roundabout continue on the A595 towards Cockermouth for a total of 4.4 miles before turning left signed Westward. Proceed 0.1 miles before turning left and then continue for a further 0.5 miles. The property is situated on the right hand side of the road.

From the south leave the M6 at Junction 41 and take the B5305 following signposts for Wigton and Silloth. Proceed for a total of 15 miles before turning left signed Church Hill and Stoneraise. Continue 0.9 miles before turning right signed Stoneraise Place and Beckbottom. Carry on for 0.2 and the property is situated on the left.

Description of the Property

The premises consist of a steel portal framed building under asbestos cement roof. The overall dimensions of the building are 60ft (8.28m) x 45ft (13.72m) providing an overall floor area of 2,700 sqft (250m²). The eaves height of the building is 17ft (5.18m).

Housed in the building are the following:-

Main Workshop with inspection pit.

Parts Office 8'7" (2.6m) x 11' (3.35m)

Kitchen/Restroom with stainless steel sink unit and electric water heater 13' 8" (4.15m) x 9' 8" (2.93m)

Male Toilet

Parts Store 13' 8" (4.15m) x 29' 7" (9.01m)

In addition to the above is a lofted area providing the following accommodation:-

Parts Storage Area 44' 6" (13.54m) x 13' 8" (4.15m)

Female Toilet

Office 9' 7" (2.91m) x 13' 7" (4.12m)

Included in the sale at no extra charge is a waste oil burner situated in the workshop together with air compressor.

Attached to the main building is a three bay lean-to partially lofted storage area of steel framed construction clad with box profile sheeting.

Outside

Immediately adjacent to the main building is a vehicle loading ramp together with parking facilities both on concrete and on road planings.

Services

We are informed by the Vendor that the property benefits from a three phase electricity supply, mains water and septic tank drainage. The Vendor has confirmed that the property has a single telephone line with broadband internet.

Energy Performance Certificate

Full details of the EPC are available by email from the selling agent or available for inspection, by prior appointment only, at the Agents office. The EPC graph is shown below.



Rateable Value

We have checked the Valuation Office Website and the full rateable value on the property is £4,850. However, we understand that the property currently qualifies for small business rates relief and the Vendors have confirmed that they pay £2,156 Business Rates per annum. The local authority is Allerdale Borough Council, Allerdale House, Workington, Cumbria, CA14 3YJ. Tel: 01900 702702. Fax: 01900 702507.

Planning

All enquiries regarding development and alternative use should be addressed to Allerdale Borough Council, Planning Department who can be contacted at Allerdale House, Workington, Cumbria, CA14 3YJ. Tel: 01900 702702. Fax: 01900 702507.

Tenure

We are advised that the properties title is freehold.

Vacant Possession and Completion

Vacant possession will be given to the property upon completion which is to occur by mutual agreement.

Viewing

Appointments to view the property are to be made through the Sole Agents who can be contacted on Tel: 016973 44901, Fax: 016973 41049 or by email landagent@hopesofwigton.co.uk

Ingoings

There are to be no ingoing claims.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements etc) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Offers

Offers for the property are to be made in writing to the Sole Agent. The address is 93 High Street, Wigton, Cumbria, CA7 9PG. Offers should be submitted in a sealed envelope marked "Offer for Workshop"

The Vendor reserves the right to sell the property without notice and any potential purchasers are recommended to register their interest with the Sole Agents.

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information. The Vendors reserve the right to sell the property without notice and without setting a closing date.

Particulars prepared January 2012